



# jtc Space

@ Tuas Biomedical Park



Strategically located at the epicentre of Tuas Biomedical Park (TBP), the 8-storey multi-tenanted development provides 29,000 sqm of space.

## MANUFACTURING SPACE

- Ideal location for biomedical manufacturers as well as vendors providing supporting services to companies in TBP and the surrounding Tuas South estate
- Contiguous B2 industrial space and large floor plates of up to 1,900 sqm
- Loading bays can accommodate up to 40 ft container trucks

## AMENITIES AND SHARED FACILITIES

- Meeting and training rooms
- Air-conditioned food court
- Drive-through restaurant
- Gymnasium
- Clinic
- Adjoining petrol station with a convenience store

### CARGO LIFT SPECIFICATIONS

3 cargo lifts:

- Car size: 2.5 m (W) x 3.4 m (D) x 2.7 m (H)
- Door opening size: 2.2 m (W) x 2.5 m (H)
- Capacity: 2,500 kg (1 lift) and 3,000 kg (2 lifts)



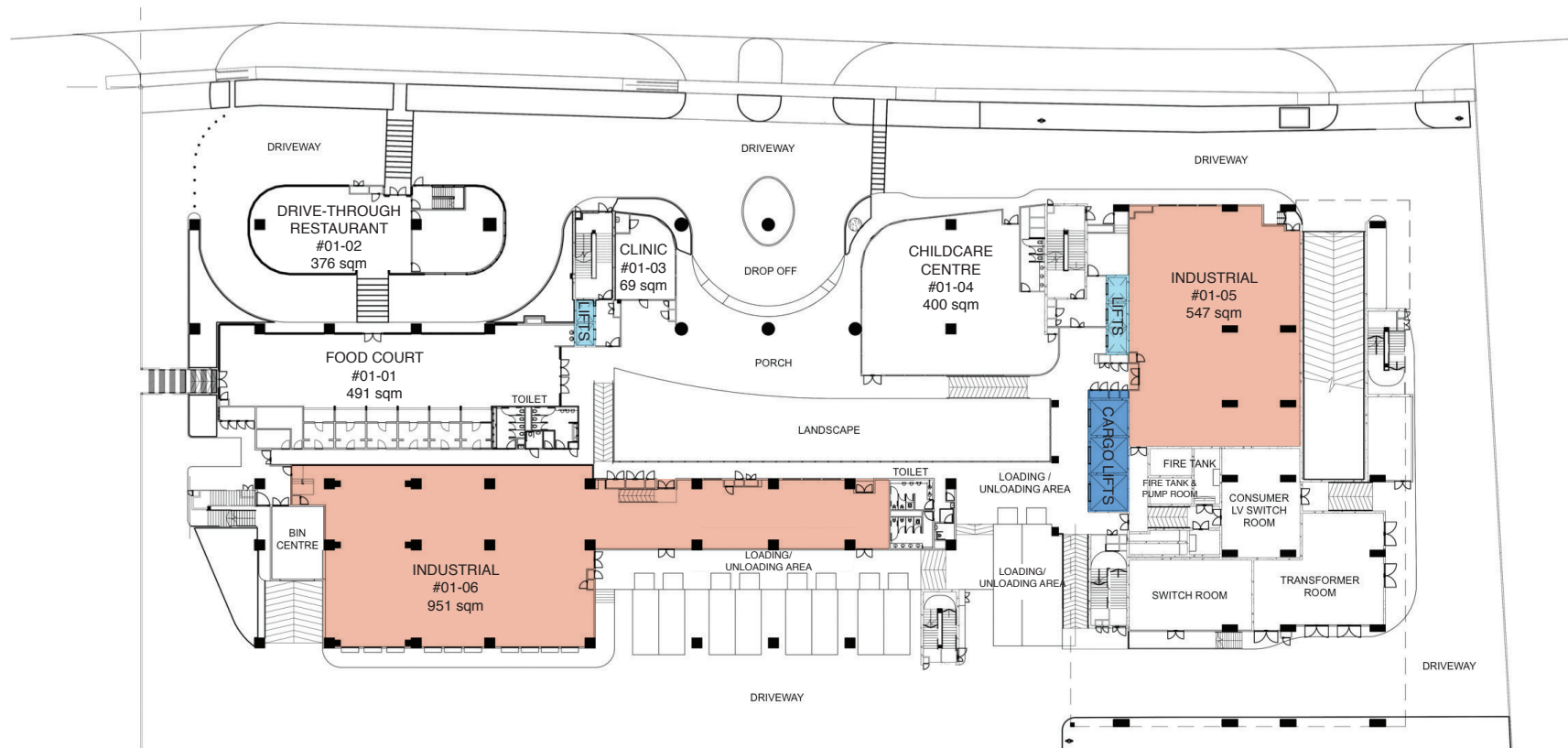
Meeting room



Artist's impression of the food court

# 1<sup>st</sup> Storey Floor Plan

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#01-01	Food Court	491	5	4.7
#01-02	Drive-through Restaurant	376	5	5 (1 <sup>st</sup> storey); 3 (mezzanine)
#01-03	Clinic	69	5	5
#01-04	Childcare Centre	400	5	5
#01-05	Industrial	547	12	4.9
#01-06	Industrial	951	12	4.4
<b>Total Industrial</b>		<b>1,498</b>		



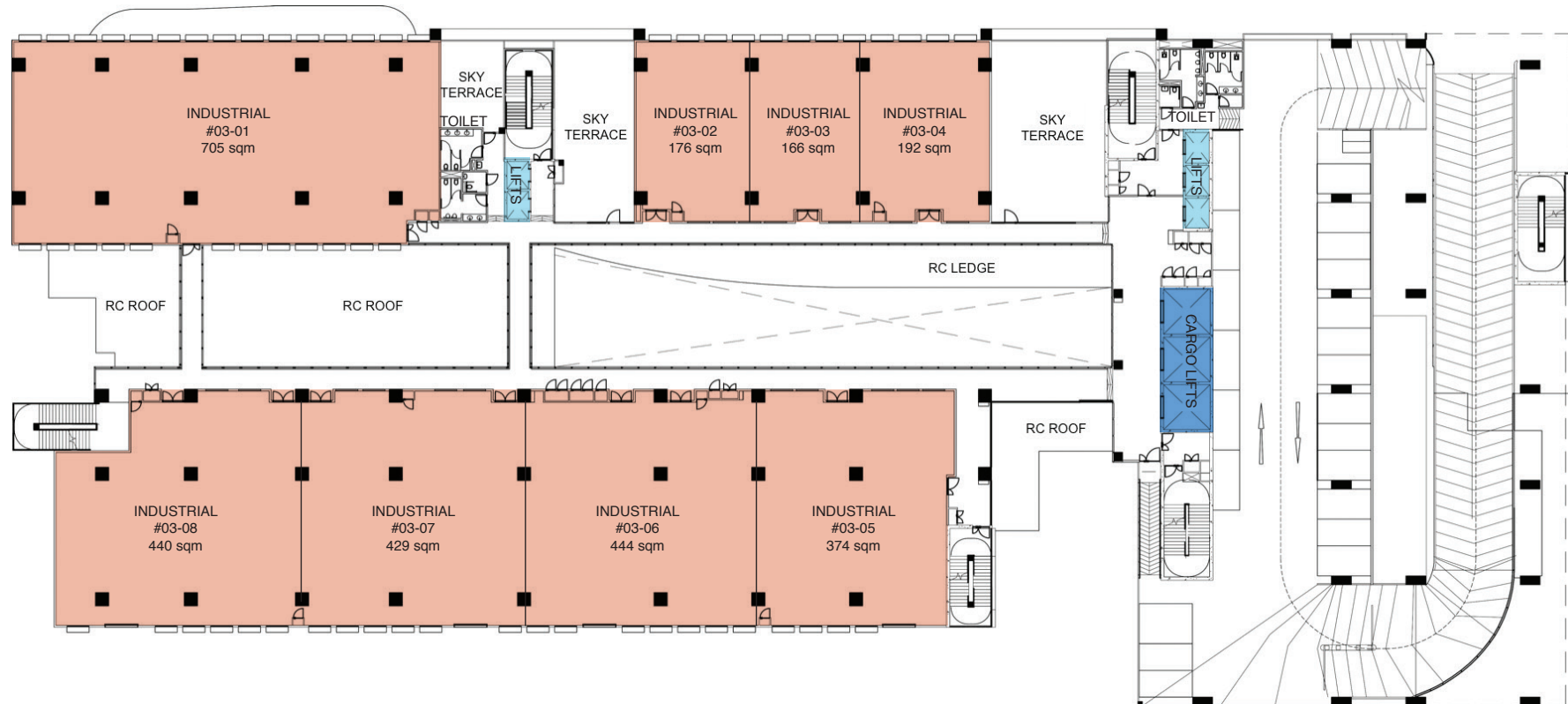
# 2<sup>nd</sup> & 3<sup>rd</sup> Storey Floor Plans\*

## 2<sup>nd</sup> Storey

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#02-01	Industrial	707	12	4.7
#02-02/03/04	Industrial	534	12	4.7
#02-05/06/07/08	Industrial	1,689	12	4.8
<b>Total Industrial</b>		<b>2,930</b>		

## 3<sup>rd</sup> Storey

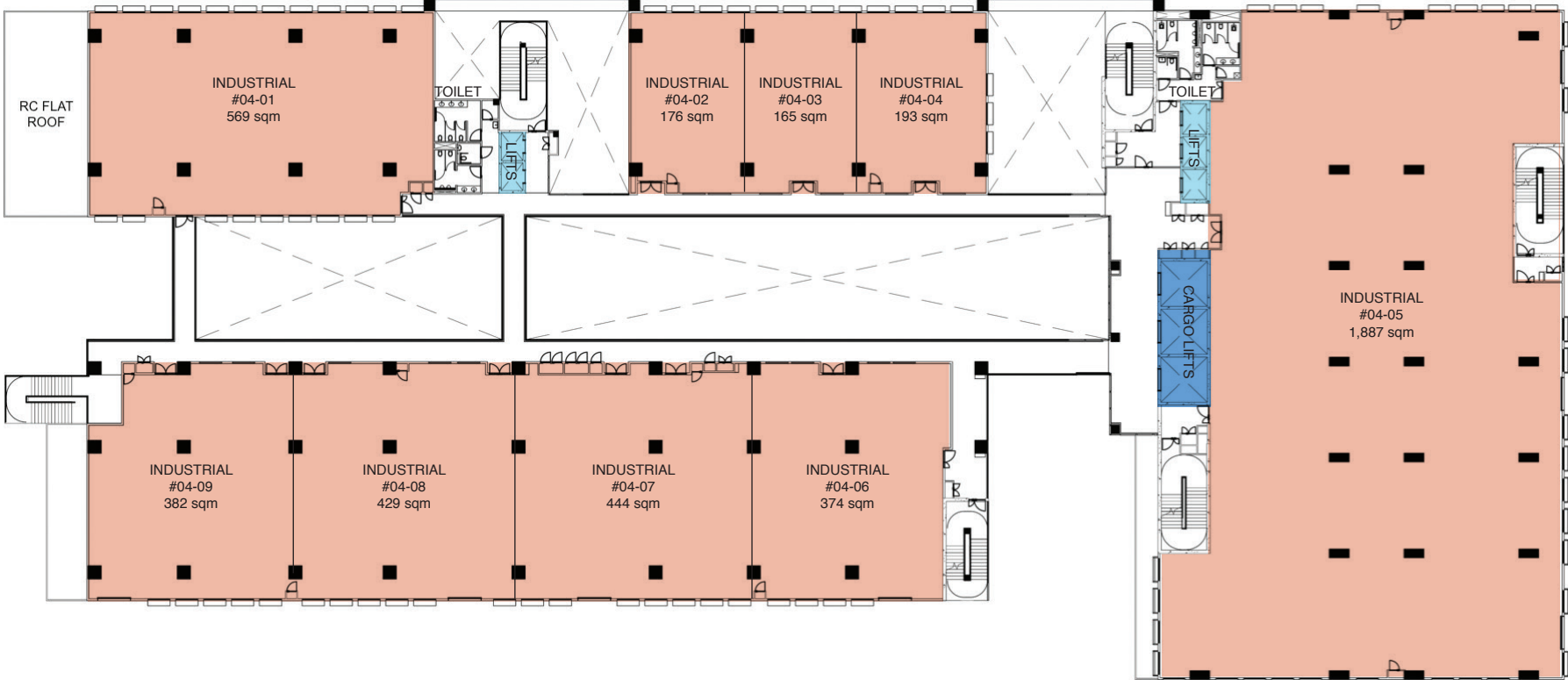
Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#03-01	Industrial	705	10	3.7
#03-02/03/04	Industrial	534	10	3.7
#03-05/06/07/08	Industrial	1,687	10	3.8
<b>Total Industrial</b>		<b>2,926</b>		



Information above is subject to change.  
 \*2nd & 3rd storeys have similar floor plans.

# 4<sup>th</sup> Storey Floor Plan

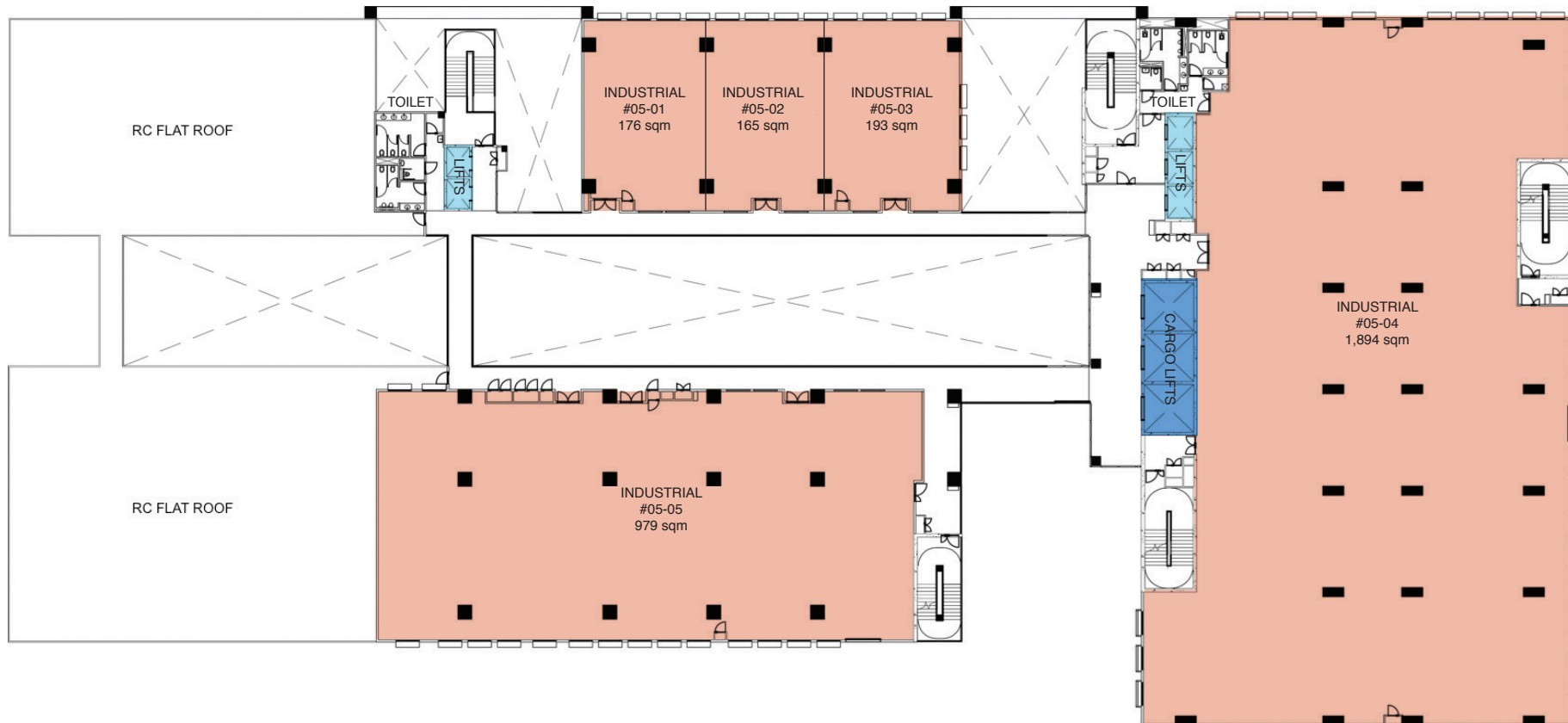
Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#04-01	Industrial	569	10	3
#04-02/03/04	Industrial	534	10	3
#04-05	Industrial	1,887	10	3.1
#04-06/07/08/09	Industrial	1,629	10	3.1
<b>Total Industrial</b>		<b>4,619</b>		



Information above is subject to change.

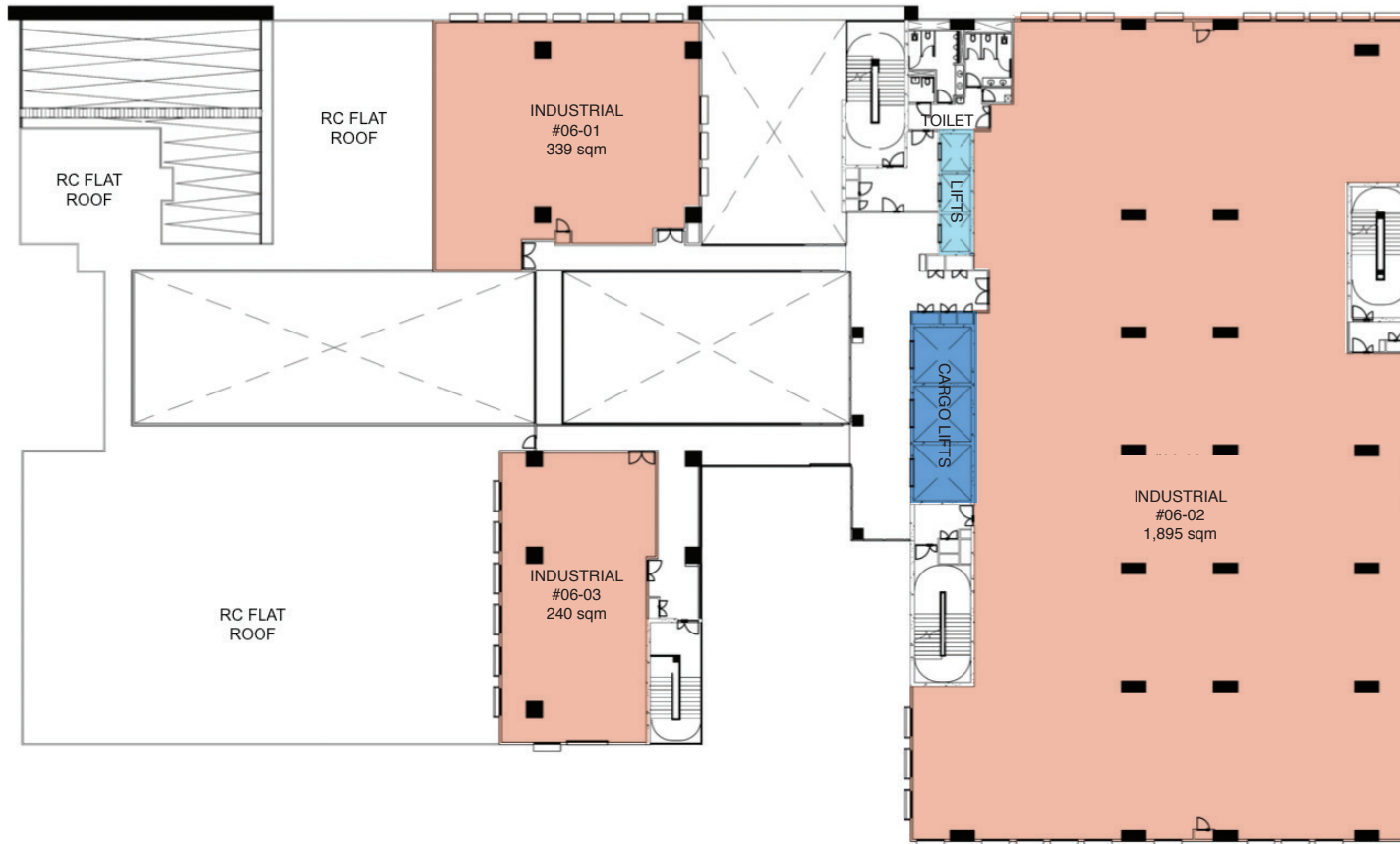
# 5<sup>th</sup> Storey Floor Plan

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#05-01/02/03	Industrial	534	10	3
#05-04	Industrial	1,894	10	3.1
#05-05	Industrial	979	10	3.1
<b>Total Industrial</b>		<b>3,407</b>		



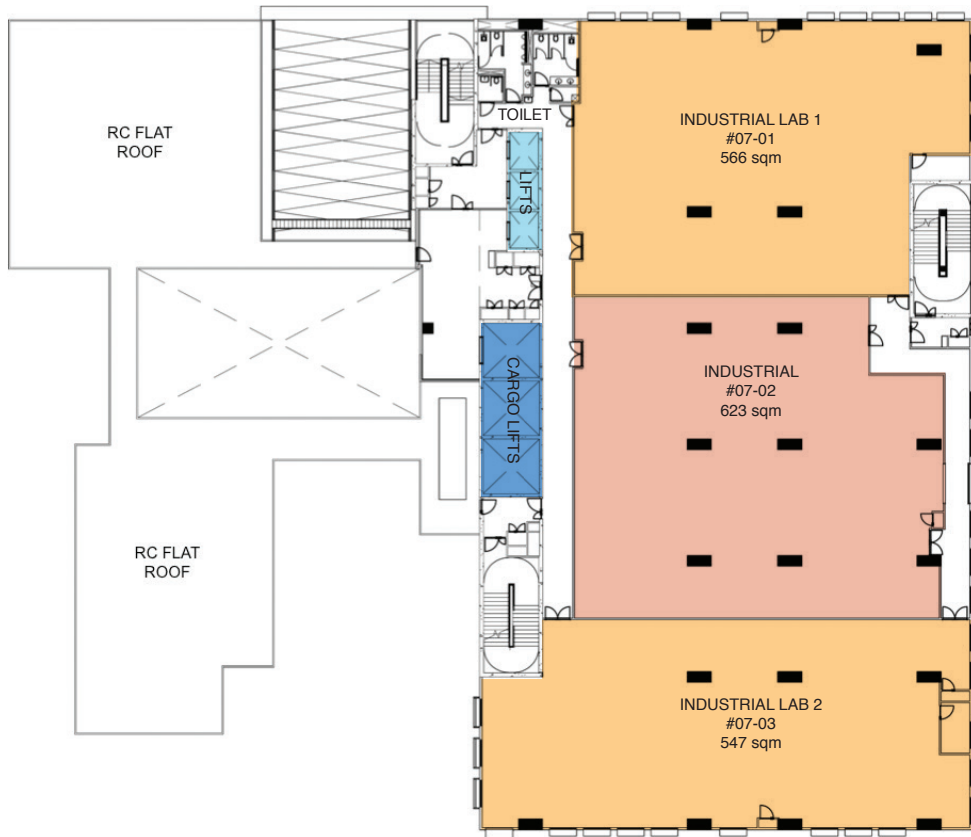
# 6<sup>th</sup> Storey Floor Plan

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#06-01	Industrial	339	10	3
#06-02	Industrial	1,895	10	3.1
#06-03	Industrial	240	10	3.1
<b>Total Industrial</b>		<b>2,474</b>		



# 7<sup>th</sup> Storey Floor Plan

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#07-01	Industrial Lab 1	566	10	4.2
#07-02	Industrial	623	10	4.2
#07-03	Industrial Lab 2	547	10	4.2
<b>Total Industrial</b>		<b>1,736</b>		



# 8<sup>th</sup> Storey Floor Plan

Unit Number	Type	Continuous Floor Area	Floor Loading	Average Clear Ceiling Height
		sqm	kN / sqm	m
#08-01	Gym	158	10	3.2
	Meeting Room 1	41	10	3
	Meeting Room 2	44	10	3
	Training Room 1	136	10	2.8
	Training Room 2	130	10	2.8

